



PRESIDENT  
Tim Ayres

PRESIDENT-ELECT  
Guy Crozier

SECRETARY-TREASURER  
Marijane Smith

PAST PRESIDENT  
Shelley Mann

DIRECTORS  
Ara Balabanian  
Kyle Kerr  
Wendy Moreton  
Mike Nugent  
Tony Wick  
EXECUTIVE OFFICER  
David Corey

### *Victoria real estate market's summer season surpasses expectations*

September 2, 2014, Victoria BC – The Victoria Real Estate Board today released its report on real estate activity in the Victoria area for August 2014.

609 properties sold in the region in the month of August 2014 - an increase of over 12% compared to the 540 properties sold last year in August.

2014 shows a 10.5% increase in year-to-date sales compared to last year.

“When July numbers came in higher than we expected based on the past five years of sales activity, I think a lot of people were surprised.” Victoria Real Estate Board President Tim Ayres says. “But sure enough, the market outperformed last year’s sales again in August and we’ve had the busiest August we’ve seen in five years.”

The MLS® Home Price Index (HPI) benchmark value for a single family home in the Victoria Core this time last year was \$486,900 – this month tracks an increase of just under 1%, which brings the benchmark value up to \$491,500. Condominiums and townhouses in Greater Victoria each show a 2.5% increase in value over last year.

“We’ve seen balanced market conditions for 6 months now,” adds President Ayres, “This means we’re not in a buyer’s or a seller’s market, but in an extended term of stable prices due to the ratio of available property for sale to the amount of sales. It’s a great place for sellers and buyers.”

Victoria Real Estate Board President Tim Ayres is available for comment. More information on the August 2014 report and the MLS® HPI is available from the Victoria Real Estate Board.

*About VREB* – Founded in 1921, the Victoria Real Estate Board is a key player in the development of standards and innovative programs that enhance the professionalism and community standing of REALTORS®. The Victoria Real Estate Board represents more than 1,200 local REALTORS®.

#### **Contact:**

Denise Hogue, communications manager - [dhogue@vreb.org](mailto:dhogue@vreb.org), 250 920-4652



# August 2014 Statistics Package for Media

## Previous Periods Comparison of Unit Sales, Average Prices and Median Prices

Sales by Property Type	This Month									Last Month			This Month Last Year		
	2014 - August									2014 - July			2013 - August		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	306	-13.6%	18.6%	\$618,480	3.1%	4.3%	\$541,450	-1.6%	0.3%	354	\$599,734	\$550,000	258	\$592,939	\$540,000
Single Family Other Areas	38	-7.3%	-24.0%	\$532,551	-10.0%	19.2%	\$446,250	-0.8%	9.4%	41	\$591,933	\$450,000	50	\$446,681	\$408,000
Single Family Total All Areas	344	-12.9%	11.7%	\$608,988	1.7%	7.0%	\$530,000	-2.3%	0.0%	395	\$598,925	\$542,750	308	\$569,196	\$529,950
Condos	151	0.7%	20.8%	\$321,081	0.6%	-6.5%	\$270,500	2.5%	-5.7%	150	\$319,036	\$264,000	125	\$343,343	\$287,000
Townhouses	56	-30.9%	-20.0%	\$397,455	-3.6%	-5.1%	\$370,000	-7.5%	-10.8%	81	\$412,386	\$400,000	70	\$419,030	\$415,000
Manufactured Homes	17	-5.6%	6.3%	\$108,082	9.8%	24.8%	\$100,000	11.2%	53.8%	18	\$98,433	\$89,950	16	\$86,638	\$65,000
<b>Total Residential</b>	<b>568</b>	<b>-11.8%</b>	<b>9.4%</b>							<b>644</b>			<b>519</b>		
<b>Total Sales</b>	<b>609</b>	<b>-10.6%</b>	<b>12.8%</b>							<b>681</b>			<b>540</b>		
<b>Active Listings</b>	<b>4,316</b>	<b>-5.6%</b>	<b>-6.0%</b>							<b>4,570</b>			<b>4,593</b>		

### Legend

Units: net number of listings sold  
 LM%: percentage change since Last Month  
 LY%: percentage change since This Month Last Year  
 Average\$: average selling price  
 Median\$: median selling price  
 Active Listings: total listings on the market at midnight on the last day of the month

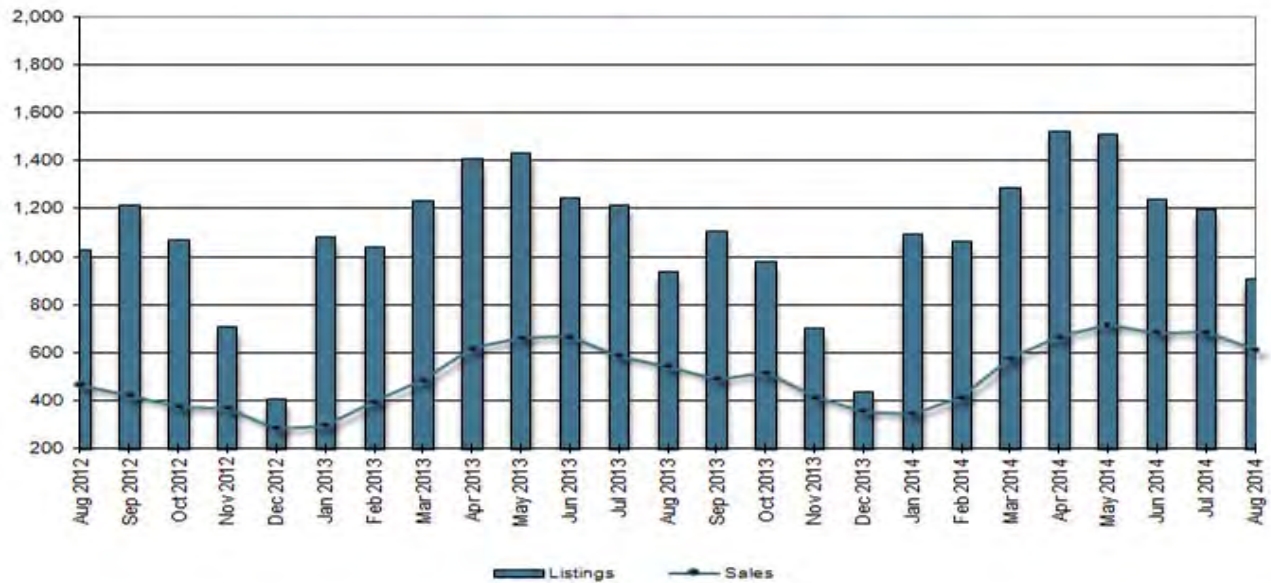
## Previous Periods Comparison of MLS® HPI Benchmark Prices and MLS® HPI Index Values

Commonly Quoted Benchmark Home	August 2014 Benchmark Price	July 2014 Benchmark Price	August 2013 Benchmark Price	August 2014 Index Value	July 2014 Index Value	August 2013 Index Value	LM%	LY%
Single Family Benchmark Home: Greater Victoria	\$491,500	\$497,800	\$486,900	139.1	140.9	137.8	-1.3%	0.9%
Single Family Benchmark Home: Core	\$554,300	\$562,000	\$550,500	144.5	146.5	143.5	-1.4%	0.7%
Single Family Benchmark Home: Westshore	\$415,600	\$414,300	\$414,600	135.1	134.7	134.8	0.3%	0.2%
Single Family Benchmark Home: Peninsula	\$521,400	\$526,300	\$508,700	136.2	137.5	132.9	-0.9%	2.5%
Condo Benchmark Home: Greater Victoria	\$290,300	\$287,500	\$283,300	143.5	142.1	140.0	1.0%	2.5%
Townhouse Benchmark Home: Greater Victoria	\$406,400	\$401,200	\$396,500	140.1	138.3	136.7	1.3%	2.5%

### Legend

**Current Month:** August 2014  
**Last Month:** July 2014  
**Last Year:** August 2013  
**LM%:** Percentage change between current month and last month  
**LY%:** Percentage change between current month and same month last year

Total new MLS® listings and total MLS® sales



The line is the total number of sales per month from the entire VREB district.

The bars represent the number of total monthly listings.



## MLS® HPI benchmark and value - Single Family Homes

The Victoria Real Estate Board uses the MLS® Home Price Index (MLS® HPI) to report on property values. The MLS® HPI uses the concept of a benchmark home, a notional home with common attributes of typical homes in a defined area.

Through the analysis of ten years of Victoria Real Estate Board MLS® sales data, the MLS® HPI defined benchmark homes for Victoria in each category (single family homes, townhouses, condos) and for each neighbourhood. The benchmark starting point was 2005, where each type of property and neighbourhood was assigned an index value of 100.

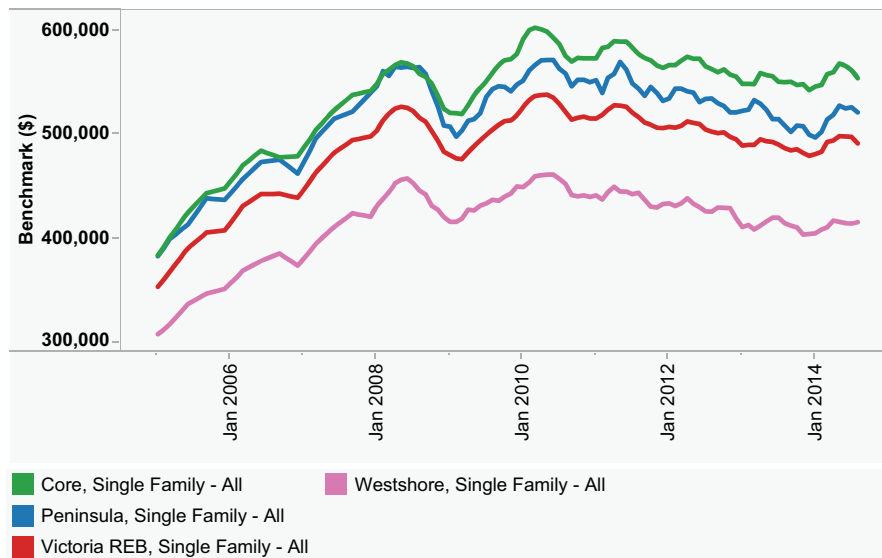


**HPI or Benchmark**  
(Applies to all tabs)  
☐ HPI  
☒ Benchmark

**Area**  
VREB Area Summary

### Benchmark Performance over Time

**Select Date Range:**  
All values



### Area/Property Type Selection Tool

**To Select Multiple Options:**  
Hold CTRL and click the selections below

Area	Property Type					
	Single Family - All	Single Family - 1 Storey	Single Family - 2 Storey	Townhouse	Condo Apartment	Composite
Victoria REB	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Core	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Westshore	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Peninsula	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gulf Islands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Malahat & Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Victoria Real Estate Board

**Benchmark by Timeframe and Property Type: Single Family - All**

	August 2014	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
<b>Victoria REB</b>	\$491,500	\$497,800	\$498,500	\$483,400	\$486,900	\$516,900	\$504,900	\$353,300
<b>Victoria</b>	\$534,000	\$539,900	\$547,300	\$534,000	\$541,400	\$557,600	\$539,500	\$369,800
<b>Victoria West</b>	\$415,800	\$431,100	\$429,700	\$396,900	\$409,300	\$431,900	\$418,900	\$282,300
<b>Oak Bay</b>	\$761,100	\$772,700	\$783,200	\$754,000	\$739,100	\$777,100	\$755,600	\$552,000
<b>Esquimalt</b>	\$434,300	\$442,700	\$444,400	\$412,900	\$430,800	\$455,700	\$440,600	\$297,300
<b>View Royal</b>	\$505,100	\$509,600	\$517,100	\$502,400	\$504,800	\$523,200	\$520,500	\$341,500
<b>Saanich East</b>	\$576,100	\$582,800	\$589,100	\$568,200	\$567,400	\$600,500	\$574,500	\$394,300
<b>Saanich West</b>	\$482,200	\$491,200	\$497,200	\$476,800	\$482,500	\$506,600	\$496,200	\$333,900
<b>Sooke</b>	\$354,400	\$355,500	\$351,600	\$346,700	\$350,000	\$371,500	\$369,600	\$272,800
<b>Langford</b>	\$420,100	\$417,000	\$419,100	\$415,700	\$419,400	\$448,700	\$440,100	\$308,200
<b>Metchosin</b>	\$593,800	\$598,800	\$601,500	\$593,300	\$589,700	\$634,100	\$628,200	\$453,300
<b>Colwood</b>	\$447,000	\$447,400	\$454,700	\$435,500	\$451,500	\$488,500	\$479,500	\$321,400
<b>Highlands</b>	\$814,600	\$814,600	\$815,300	\$782,300	\$775,600	\$918,200	\$928,900	\$672,700
<b>North Saanich</b>	\$614,000	\$620,700	\$619,800	\$587,800	\$592,100	\$651,700	\$651,200	\$476,400
<b>Sidney</b>	\$434,500	\$443,000	\$445,800	\$409,600	\$415,600	\$445,800	\$440,800	\$314,800
<b>Central Saanich</b>	\$507,900	\$507,600	\$510,100	\$499,700	\$506,100	\$529,900	\$532,000	\$359,700
<b>ML Malahat &amp; Area</b>	\$373,000	\$382,300	\$357,800	\$363,000	\$359,500	\$391,500	\$383,500	\$275,900
<b>GI Gulf Islands</b>	\$327,500	\$340,400	\$350,000	\$329,200	\$338,600	\$368,500	\$363,200	\$293,200

Source: Victoria Real Estate Board

**HPI by Timeframe and Property Type: Single Family - All**

	August 2014	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
<b>Victoria REB</b>	139.1	140.9	141.1	136.8	137.8	146.3	142.9	100.0
<b>Victoria</b>	144.4	146.0	148.0	144.4	146.4	150.8	145.9	100.0
<b>Victoria West</b>	147.3	152.7	152.2	140.6	145.0	153.0	148.4	100.0
<b>Oak Bay</b>	137.9	140.0	141.9	136.6	133.9	140.8	136.9	100.0
<b>Esquimalt</b>	146.1	148.9	149.5	138.9	144.9	153.3	148.2	100.0
<b>View Royal</b>	147.9	149.2	151.4	147.1	147.8	153.2	152.4	100.0
<b>Saanich East</b>	146.1	147.8	149.4	144.1	143.9	152.3	145.7	100.0
<b>Saanich West</b>	144.4	147.1	148.9	142.8	144.5	151.7	148.6	100.0
<b>Sooke</b>	129.9	130.3	128.9	127.1	128.3	136.2	135.5	100.0
<b>Langford</b>	136.3	135.3	136.0	134.9	136.1	145.6	142.8	100.0
<b>Metchosin</b>	131.0	132.1	132.7	130.9	130.1	139.9	138.6	100.0
<b>Colwood</b>	139.1	139.2	141.5	135.5	140.5	152.0	149.2	100.0
<b>Highlands</b>	121.1	121.1	121.2	116.3	115.3	136.5	138.1	100.0
<b>North Saanich</b>	128.9	130.3	130.1	123.4	124.3	136.8	136.7	100.0
<b>Sidney</b>	138.0	140.7	141.6	130.1	132.0	141.6	140.0	100.0
<b>Central Saanich</b>	141.2	141.1	141.8	138.9	140.7	147.3	147.9	100.0
<b>ML Malahat &amp; Area</b>	135.2	138.6	129.7	131.6	130.3	141.9	139.0	100.0
<b>GI Gulf Islands</b>	111.7	116.1	119.4	112.3	115.5	125.7	123.9	100.0

Source: Victoria Real Estate Board

### Benchmark by Timeframe and Property Type: Condo Apartment

	August 2014	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
<b>Victoria REB</b>	\$290,300	\$287,500	\$282,800	\$277,200	\$283,300	\$302,500	\$297,800	\$202,300
<b>Victoria</b>	\$279,600	\$273,400	\$268,800	\$259,100	\$262,800	\$281,700	\$277,900	\$189,900
<b>Victoria West</b>	\$463,500	\$457,000	\$447,200	\$445,800	\$449,200	\$482,100	\$472,300	\$338,800
<b>Oak Bay</b>	\$295,500	\$305,200	\$322,500	\$328,200	\$329,200	\$342,400	\$343,600	\$248,100
<b>Esquimalt</b>	\$243,200	\$246,200	\$239,000	\$235,100	\$241,800	\$256,600	\$229,700	\$155,700
<b>View Royal</b>	\$327,800	\$323,900	\$317,300	\$324,500	\$328,000	\$347,800	\$335,500	\$233,000
<b>Saanich East</b>	\$237,200	\$244,500	\$245,600	\$239,200	\$253,700	\$269,800	\$260,200	\$165,400
<b>Saanich West</b>	\$212,900	\$216,200	\$212,300	\$203,500	\$220,800	\$237,200	\$228,600	\$144,800
<b>Langford</b>	\$258,000	\$253,000	\$246,600	\$257,800	\$261,200	\$266,000	\$267,000	\$186,800
<b>Colwood</b>	\$233,400	\$227,900	\$222,900	\$233,700	\$239,800	\$251,700	\$243,100	\$165,400
<b>Sidney</b>	\$316,700	\$312,300	\$295,200	\$282,000	\$284,300	\$315,500	\$324,800	\$231,300

Source: Victoria Real Estate Board

**HPI by Timeframe and Property Type: Condo Apartment**

	August 2014	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
<b>Victoria REB</b>	143.5	142.1	139.8	137.0	140.0	149.5	147.2	100.0
<b>Victoria</b>	147.3	144.0	141.6	136.5	138.4	148.4	146.4	100.0
<b>Victoria West</b>	136.8	134.9	132.0	131.6	132.6	142.3	139.4	100.0
<b>Oak Bay</b>	119.1	123.0	130.0	132.3	132.7	138.0	138.5	100.0
<b>Esquimalt</b>	156.2	158.1	153.5	151.0	155.3	164.8	147.5	100.0
<b>View Royal</b>	140.7	139.0	136.2	139.3	140.8	149.3	144.0	100.0
<b>Saanich East</b>	143.4	147.8	148.5	144.6	153.4	163.1	157.3	100.0
<b>Saanich West</b>	147.0	149.3	146.6	140.5	152.5	163.8	157.9	100.0
<b>Langford</b>	138.1	135.4	132.0	138.0	139.8	142.4	142.9	100.0
<b>Colwood</b>	141.1	137.8	134.8	141.3	145.0	152.2	147.0	100.0
<b>Sidney</b>	136.9	135.0	127.6	121.9	122.9	136.4	140.4	100.0

Source: Victoria Real Estate Board



### Benchmark by Timeframe and Property Type: Townhouse

	August 2014	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
<b>Victoria REB</b>	\$406,400	\$401,200	\$408,100	\$401,500	\$396,500	\$412,500	\$415,700	\$290,100
<b>Victoria</b>	\$414,100	\$405,300	\$419,900	\$410,400	\$391,500	\$423,300	\$407,000	\$286,400
<b>Victoria West</b>	\$293,900	\$292,800	\$298,600	\$297,500	\$296,700	\$303,200	\$286,900	\$189,400
<b>Oak Bay</b>	\$521,000	\$520,200	\$529,000	\$518,600	\$492,000	\$563,300	\$556,800	\$402,900
<b>Esquimalt</b>	\$344,900	\$342,400	\$348,400	\$340,000	\$339,100	\$344,600	\$330,900	\$221,300
<b>View Royal</b>	\$402,900	\$396,000	\$398,800	\$389,200	\$375,700	\$389,700	\$378,700	\$254,900
<b>Saanich East</b>	\$498,900	\$497,100	\$505,100	\$489,600	\$483,100	\$503,600	\$502,500	\$360,200
<b>Saanich West</b>	\$426,800	\$423,600	\$428,500	\$417,900	\$417,900	\$420,800	\$411,600	\$286,000
<b>Sooke</b>	\$350,700	\$338,400	\$345,300	\$348,100	\$349,300	\$355,000	\$396,300	\$286,800
<b>Langford</b>	\$321,700	\$310,300	\$320,400	\$320,900	\$324,200	\$331,300	\$360,700	\$253,100
<b>Colwood</b>	\$362,400	\$354,400	\$360,100	\$367,200	\$365,800	\$379,900	\$405,200	\$283,500
<b>Sidney</b>	\$370,900	\$365,600	\$373,400	\$357,000	\$364,500	\$383,700	\$375,100	\$277,800
<b>Central Saanich</b>	\$412,500	\$412,200	\$419,800	\$406,000	\$399,800	\$410,700	\$422,500	\$294,000
<b>ML Malahat &amp; Area</b>	\$344,000	\$352,100	\$332,900	\$355,800	\$342,700	\$370,200	\$400,000	\$252,200
<b>GI Gulf Islands</b>	\$365,300	\$354,800	\$371,400	\$388,900	\$415,000	\$446,200	\$474,000	\$292,200

Source: Victoria Real Estate Board

**HPI by Timeframe and Property Type: Townhouse**

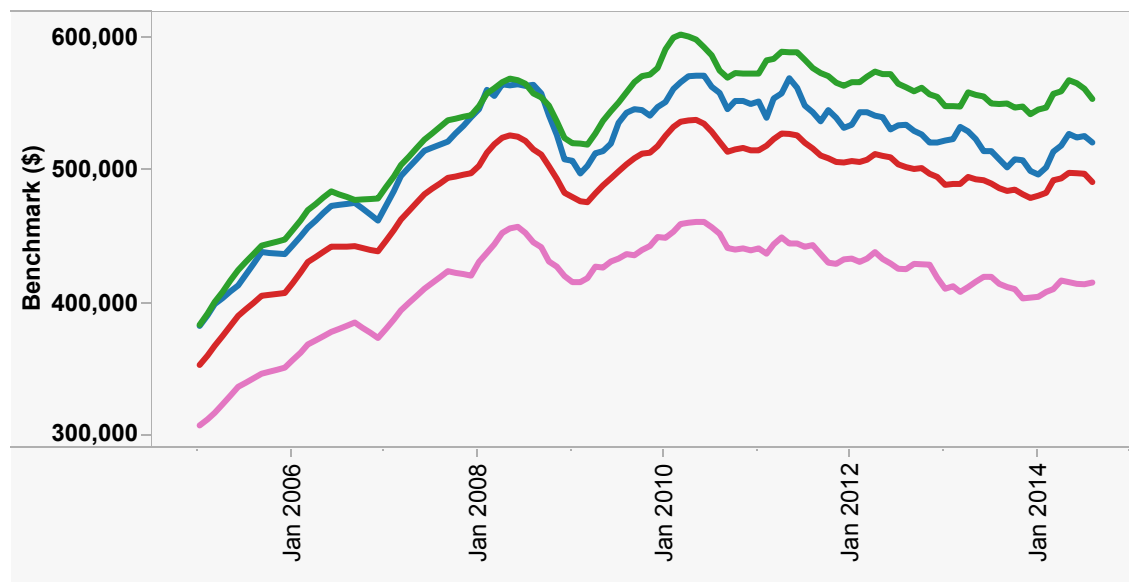
	August 2014	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	36 Months Ago	60 Months Ago	January 2005
<b>Victoria REB</b>	140.1	138.3	140.7	138.4	136.7	142.2	143.3	100.0
<b>Victoria</b>	144.6	141.5	146.6	143.3	136.7	147.8	142.1	100.0
<b>Victoria West</b>	155.2	154.6	157.7	157.1	156.7	160.1	151.5	100.0
<b>Oak Bay</b>	129.3	129.1	131.3	128.7	122.1	139.8	138.2	100.0
<b>Esquimalt</b>	155.8	154.7	157.4	153.6	153.2	155.7	149.5	100.0
<b>View Royal</b>	158.1	155.4	156.5	152.7	147.4	152.9	148.6	100.0
<b>Saanich East</b>	138.5	138.0	140.2	135.9	134.1	139.8	139.5	100.0
<b>Saanich West</b>	149.2	148.1	149.8	146.1	146.1	147.1	143.9	100.0
<b>Sooke</b>	122.3	118.0	120.4	121.4	121.8	123.8	138.2	100.0
<b>Langford</b>	127.1	122.6	126.6	126.8	128.1	130.9	142.5	100.0
<b>Colwood</b>	127.8	125.0	127.0	129.5	129.0	134.0	142.9	100.0
<b>Sidney</b>	133.5	131.6	134.4	128.5	131.2	138.1	135.0	100.0
<b>Central Saanich</b>	140.3	140.2	142.8	138.1	136.0	139.7	143.7	100.0
<b>ML Malahat &amp; Area</b>	136.4	139.6	132.0	141.1	135.9	146.8	158.6	100.0
<b>GI Gulf Islands</b>	125.0	121.4	127.1	133.1	142.0	152.7	162.2	100.0

Source: Victoria Real Estate Board

## Benchmark Performance over Time

### Select Date Range:

All values



■ Core, Single Family - All
 ■ Peninsula, Single Family - All
 ■ Victoria REB, Single Family - All
 ■ Westshore, Single Family - All
 ■ Unlabeled (Purple)

### Area/Property Type Selection Tool

#### To Select Multiple Options:

Hold CTRL and click the selections below

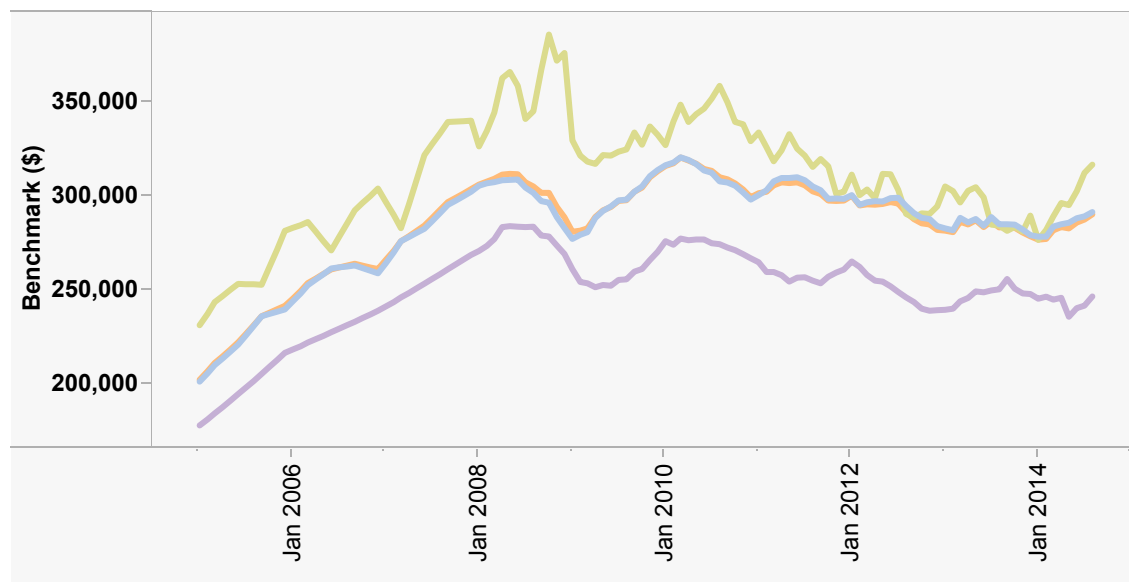
Area	Property Type					
	Single Family - All	Single Family - 1 Storey	Single Family - 2 Storey	Townhouse	Condo Apartment	Composite
Victoria REB	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Core	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Westshore	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Peninsula	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gulf Islands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Malahat & Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Victoria Real Estate Board

## Benchmark Performance over Time

**Select Date Range:**

All values



■ Core, Condo Apartment      ■ Westshore, Condo Apartment  
■ Peninsula, Condo Apartment  
■ Victoria REB, Condo Apartment

**Area/Property Type Selection Tool**
**To Select Multiple Options:**
*Hold CTRL and click the selections below*

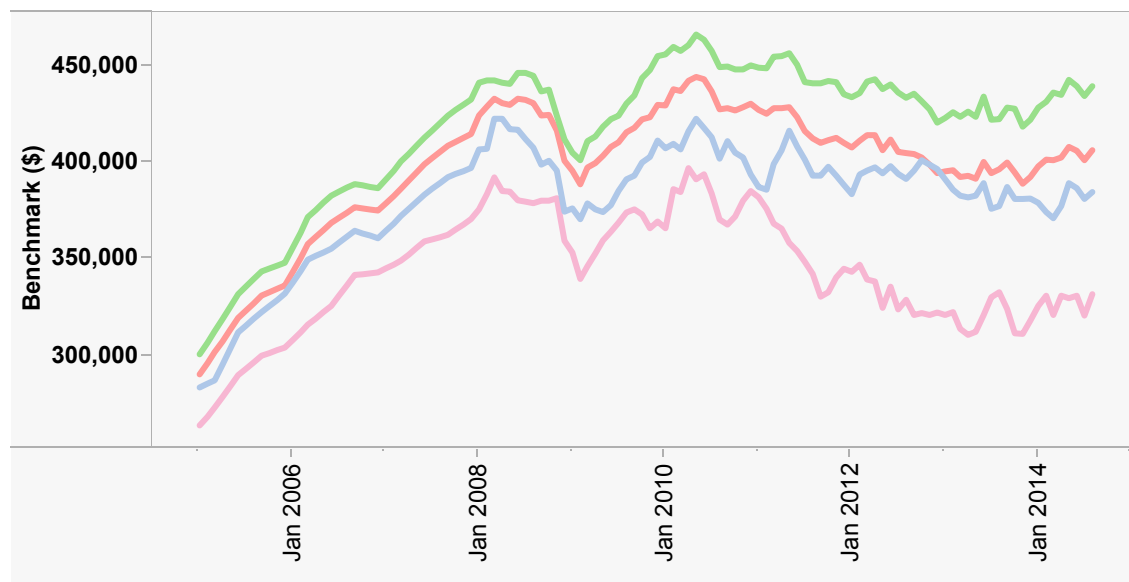
Area	Property Type					
	Single Family - All	Single Family - 1 Storey	Single Family - 2 Storey	Townhouse	Condo Apartment	Composite
Victoria REB	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Core	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Westshore	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Peninsula	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Gulf Islands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Malahat & Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Source:** Victoria Real Estate Board

## Benchmark Performance over Time

### Select Date Range:

All values



Core, Townhouse  
Peninsula, Townhouse  
Victoria REB, Townhouse  
Westshore, Townhouse

### Area/Property Type Selection Tool

#### To Select Multiple Options:

Hold CTRL and click the selections below

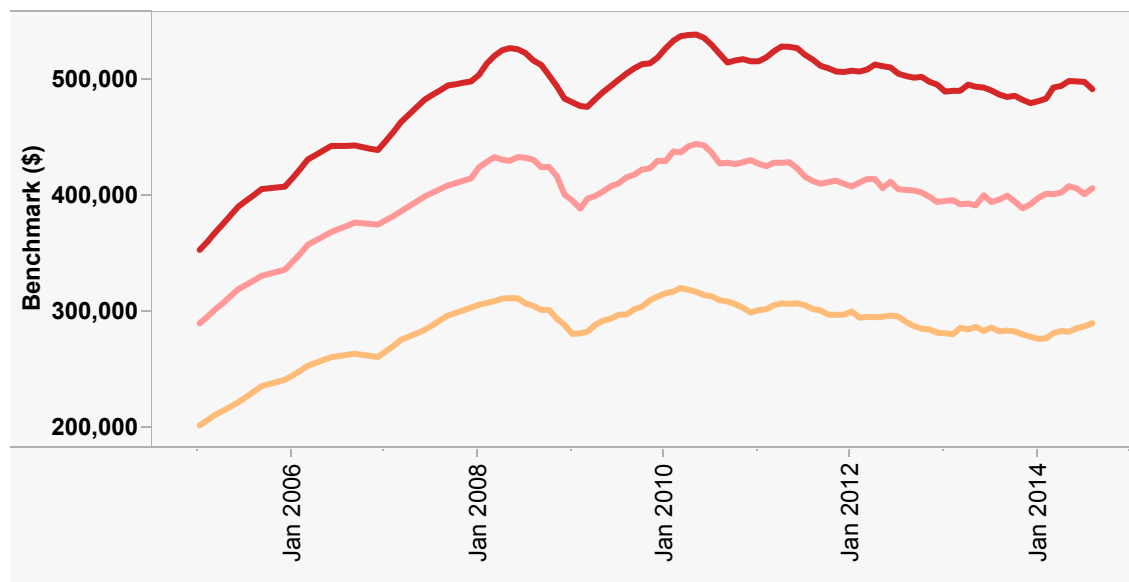
Area	Property Type					
	Single Family - All	Single Family - 1 Storey	Single Family - 2 Storey	Townhouse	Condo Apartment	Composite
Victoria REB	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Core	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Westshore	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Peninsula	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gulf Islands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Malahat & Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Victoria Real Estate Board

## Benchmark Performance over Time

### Select Date Range:

All values



■ Victoria REB, Condo Apartment  
■ Victoria REB, Single Family - All  
■ Victoria REB, Townhouse

### Area/Property Type Selection Tool

#### To Select Multiple Options:

Hold CTRL and click the selections below

Area	Property Type					
	Single Family - All	Single Family - 1 Storey	Single Family - 2 Storey	Townhouse	Condo Apartment	Composite
Victoria REB	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Core	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Westshore	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Peninsula	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gulf Islands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Malahat & Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Victoria Real Estate Board

# Monthly Sales Summary

August 2014

Monday, September 1, 2014

Region District	Units	Total Volume
<b>Residential</b>		
● Single Family		
<b>Greater Victoria</b>		
Victoria	31	\$19,358,500
Victoria West	2	\$830,000
Oak Bay	16	\$14,064,500
Esquimalt	8	\$3,075,500
View Royal	7	\$4,022,400
Saanich East	71	\$45,534,960
Saanich West	31	\$16,636,700
Central Saanich	17	\$10,487,400
North Saanich	18	\$12,400,200
Sidney	10	\$4,422,700
Highlands	1	\$732,000
Colwood	16	\$8,013,600
Langford	39	\$20,904,877
Metchosin	2	\$882,000
Sooke	21	\$8,432,500
Waterfront (all districts)	16	\$19,457,000
<b>Total Greater Victoria</b>	<b>306</b>	<b>\$189,254,837</b>
<b>Other Areas</b>		
Shawnigan Lake / Malahat	3	\$987,000
Gulf Islands	21	\$11,747,600
Upsland / Mainland	9	\$3,267,347
Waterfront (all districts)	5	\$4,235,000
<b>Total Other Areas</b>	<b>38</b>	<b>\$20,236,947</b>
<b>Total Single Family</b>	<b>344</b>	<b>\$209,491,784</b>
● Condominium		
<b>Greater Victoria</b>		
Victoria	54	\$19,933,100
Victoria West	11	\$4,312,600
Oak Bay	3	\$1,244,000
Esquimalt	8	\$1,701,388
View Royal	5	\$1,357,000
Saanich East	29	\$7,080,398
Saanich West	6	\$1,562,000
Central Saanich	3	\$742,000
Sidney	7	\$3,124,500
Colwood	2	\$408,000
Langford	15	\$4,440,500
Sooke	1	\$152,000
Waterfront (all districts)	7	\$2,425,800
<b>Total Greater Victoria</b>	<b>151</b>	<b>\$48,483,286</b>
<b>Total Condominium</b>	<b>151</b>	<b>\$48,483,286</b>

# Monthly Sales Summary

August 2014

Monday, September 1, 2014

Region District	Units	Total Volume
● Townhouse		
<b>Greater Victoria</b>		
Victoria	8	\$4,565,900
Victoria West	1	\$405,000
Esquimalt	2	\$655,000
View Royal	6	\$2,490,000
Saanich East	5	\$2,025,000
Saanich West	6	\$2,598,000
Central Saanich	5	\$2,026,400
North Saanich	1	\$449,900
Sidney	5	\$1,331,000
Colwood	5	\$2,276,000
Langford	5	\$1,524,500
Sooke	2	\$627,900
Waterfront (all districts)	4	\$1,178,900
<b>Total Greater Victoria</b>	<b>55</b>	<b>\$22,153,500</b>
<b>Other Areas</b>		
UpIsland / Mainland	1	\$104,000
<b>Total Other Areas</b>	<b>1</b>	<b>\$104,000</b>
<b>Total Townhouse</b>	<b>56</b>	<b>\$22,257,500</b>
● Manufactured Homes		
<b>Greater Victoria</b>		
View Royal	3	\$351,000
Central Saanich	3	\$534,400
Langford	4	\$319,500
Sooke	4	\$369,000
Waterfront (all districts)	1	\$105,000
<b>Total Greater Victoria</b>	<b>15</b>	<b>\$1,678,900</b>
<b>Other Areas</b>		
Shawnigan Lake / Malahat	1	\$100,000
UpIsland / Mainland	1	\$58,500
<b>Total Other Areas</b>	<b>2</b>	<b>\$158,500</b>
<b>Total Manufactured Homes</b>	<b>17</b>	<b>\$1,837,400</b>
<b>Total Residential</b>	<b>568</b>	<b>\$282,069,970</b>



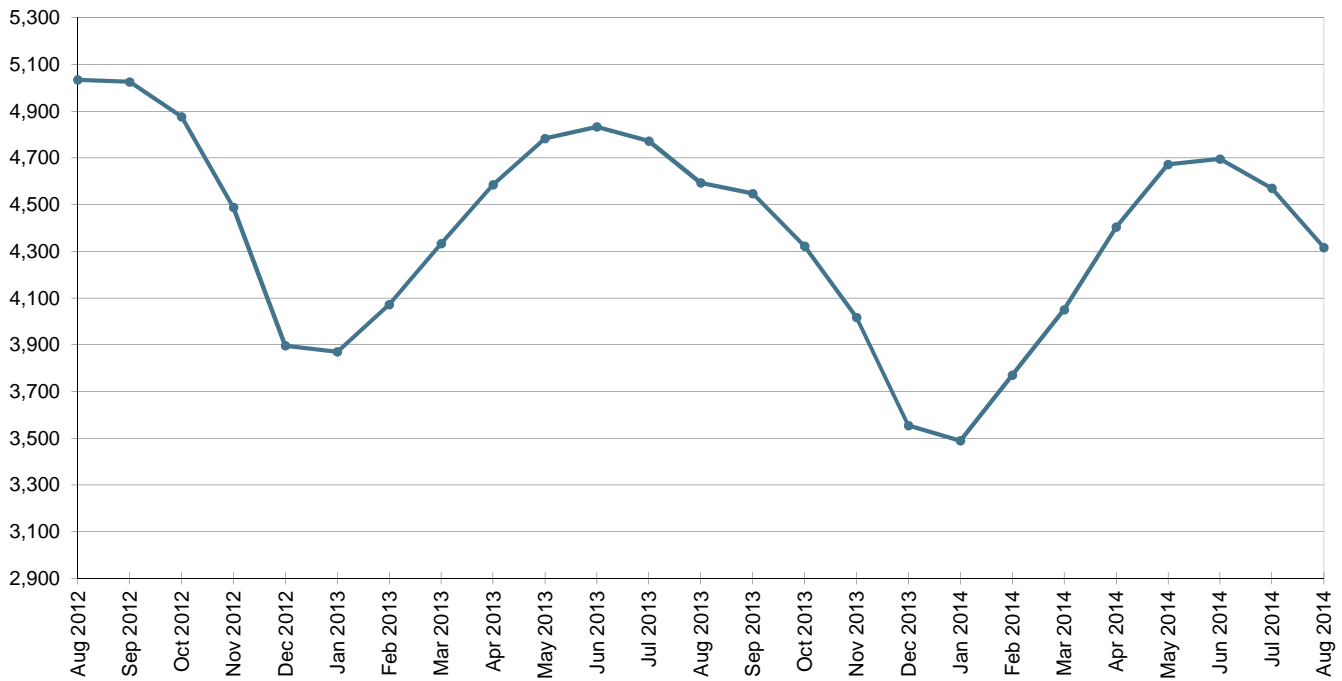
# Monthly Sales Summary

August 2014

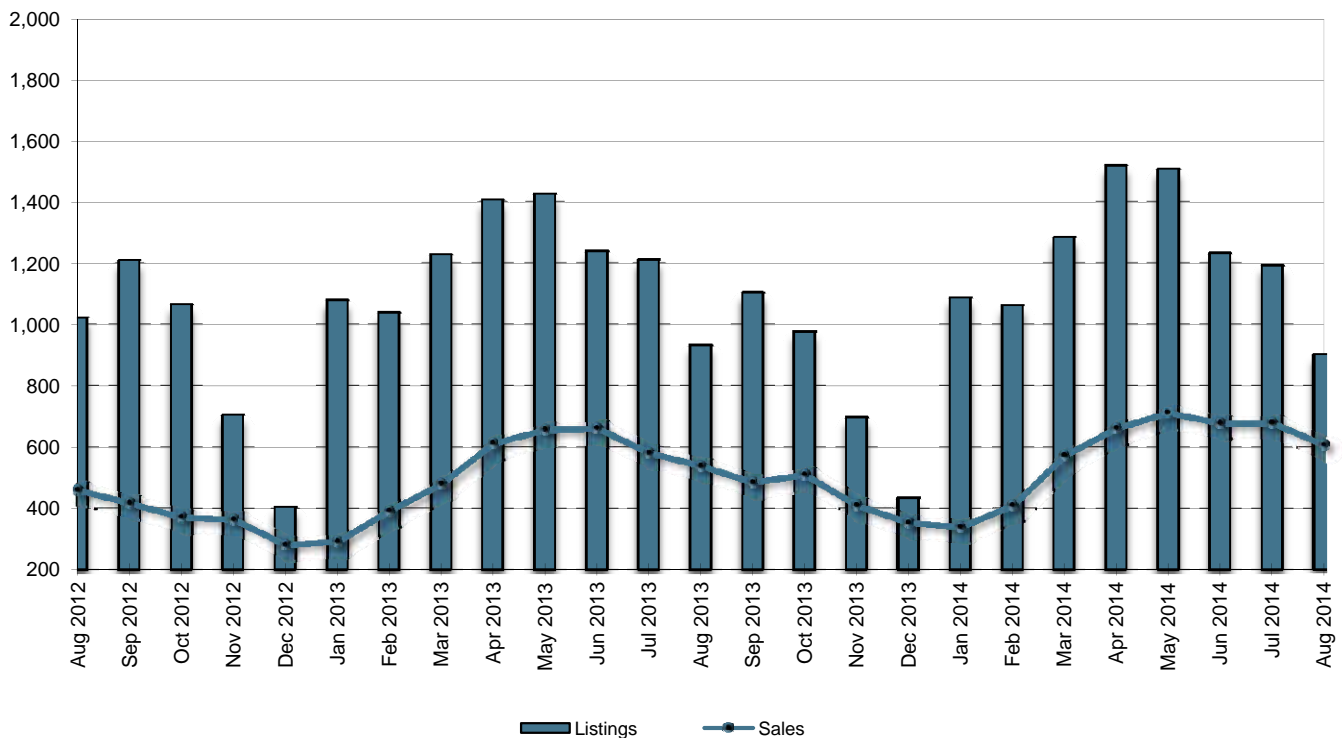
Monday, September 1, 2014

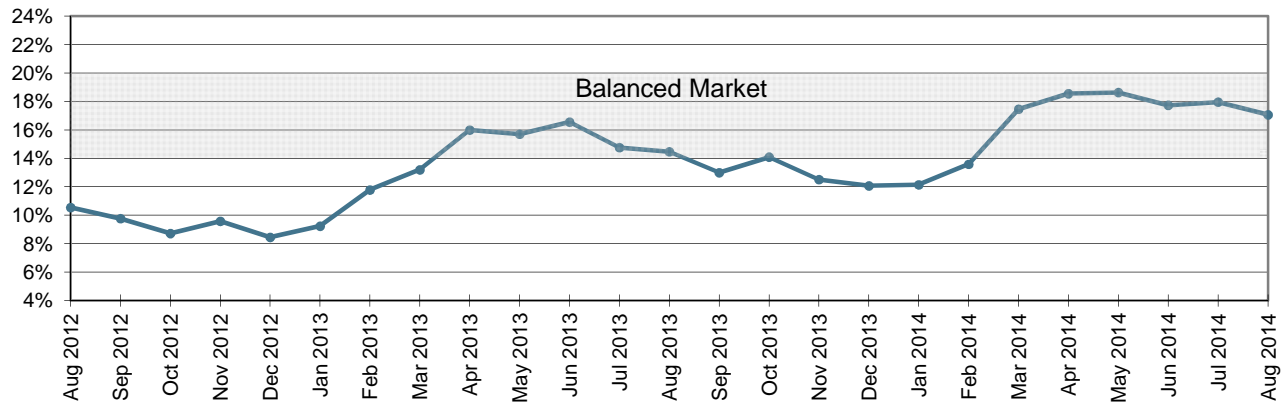
Region District	Units	Total Volume
<b>Other Property</b>		
● Lots & Acreage (Incl Wtrfrnt)		
<b>Greater Victoria</b>		
Oak Bay	2	\$1,180,000
View Royal	1	\$262,500
Saanich West	1	\$400,000
North Saanich	2	\$507,500
Sidney	1	\$385,000
Highlands	1	\$294,900
Langford	1	\$146,000
Metchosin	2	\$1,283,000
Sooke	1	\$332,500
<b>Total Greater Victoria</b>	<b>12</b>	<b>\$4,791,400</b>
<b>Other Areas</b>		
Shawnigan Lake / Malahat	3	\$2,550,000
Gulf Islands	8	\$1,089,500
Upland / Mainland	1	\$280,000
<b>Total Other Areas</b>	<b>12</b>	<b>\$3,919,500</b>
<b>Total Lots &amp; Acreage (Incl Wtrfrnt)</b>	<b>24</b>	<b>\$8,710,900</b>
● Other Commercial Properties	17	\$7,508,427
<b>Grand Totals</b>	<b>609</b>	<b>\$298,289,297</b>

### Total Active MLS® Listings



### Total New MLS® Listings and Total MLS® Sales





### The Sales to Active Listings Ratio

This chart tracks the ratio of total residential sales over total active residential listings at month-end for each of the last 25 months.

The active listing count and the sales count can be viewed as indicators of housing supply and demand respectively. Observing the ratio between them can thus help indicate a "buyers' market", where there is sustained downward pressure on prices, and a "sellers' market", where there is sustained upward pressure on prices.

Based on a regression analysis performed by the Economics Department of the BC Real Estate Association in each market area of the province, the Sales to Active Listings Ratio for Victoria can be interpreted as follows:

- below 14%, there is downward pressure on prices (buyers' market)
- above 20%, there is upward pressure on prices (sellers' market)
- in the 14-20% range, there is little pressure on prices either way (balanced market)

# Monthly Comparative Activity By Property Type

August 2014

Monday, September 01, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Single Family - Residential</b>						
Units Listed	355	360	-1 %	4137	4001	3 %
Units Sold	285	248	15 %	2258	2052	10 %
Sell/List Ratio	80 %	69 %		55 %	51 %	
Sales Dollars	\$157,584,107	\$135,993,968	16 %	\$1,278,171,754	\$1,149,700,906	11 %
Average Price / Unit	\$552,927	\$548,363	1 %	\$566,064	\$560,283	1 %
Price Ratio	97 %	97 %		98 %	97 %	
Days To Sell	65	75	-14 %	58	63	-8 %
Active Listings at Month End	1277	1379	-7 %			
<b>Single Family - Residential Waterfront</b>						
Units Listed	48	46	4 %	432	406	6 %
Units Sold	21	18	17 %	147	118	25 %
Sell/List Ratio	44 %	39 %		34 %	29 %	
Sales Dollars	\$23,692,000	\$12,350,300	92 %	\$161,589,339	\$129,905,900	24 %
Average Price / Unit	\$1,128,190	\$686,128	64 %	\$1,099,247	\$1,100,897	0 %
Price Ratio	91 %	93 %		93 %	92 %	
Days To Sell	183	98	87 %	131	114	16 %
Active Listings at Month End	325	301	8 %			
<b>Single Family - Residential Acreage</b>						
Units Listed	44	62	-29 %	540	568	-5 %
Units Sold	33	30	10 %	224	196	14 %
Sell/List Ratio	75 %	48 %		41 %	35 %	
Sales Dollars	\$25,621,177	\$22,136,400	16 %	\$157,426,847	\$127,899,370	23 %
Average Price / Unit	\$776,399	\$737,880	5 %	\$702,798	\$652,548	8 %
Price Ratio	96 %	96 %		96 %	95 %	
Days To Sell	106	99	7 %	101	106	-5 %
Active Listings at Month End	319	349	-9 %			
<b>Condominium</b>						
Units Listed	217	222	-2 %	2312	2218	4 %
Units Sold	151	125	21 %	1132	1021	11 %
Sell/List Ratio	70 %	56 %		49 %	46 %	
Sales Dollars	\$48,483,286	\$42,917,850	13 %	\$361,870,294	\$309,971,442	17 %
Average Price / Unit	\$321,081	\$343,343	-6 %	\$319,673	\$303,596	5 %
Price Ratio	97 %	97 %		97 %	96 %	
Days To Sell	69	83	-17 %	69	78	-11 %
Active Listings at Month End	866	935	-7 %			

# Monthly Comparative Activity By Property Type

August 2014

Monday, September 01, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Townhouse</b>						
Units Listed	85	92	-8 %	945	954	-1 %
Units Sold	56	70	-20 %	507	481	5 %
Sell/List Ratio	66 %	76 %		54 %	50 %	
Sales Dollars	\$22,257,500	\$29,332,133	-24 %	\$207,076,826	\$199,618,814	4 %
Average Price / Unit	\$397,455	\$419,030	-5 %	\$408,436	\$415,008	-2 %
Price Ratio	98 %	98 %		98 %	97 %	
Days To Sell	75	69	9 %	67	78	-14 %
Active Listings at Month End	335	398	-16 %			
<b>Strata Duplex (Up and Down)</b>						
Units Listed	0	2	-100 %	7	15	-53 %
Units Sold	0	1	-100 %	3	3	0 %
Sell/List Ratio	%	50 %		43 %	20 %	
Sales Dollars	\$0	\$353,500	-100 %	\$946,000	\$1,083,000	-13 %
Average Price / Unit		\$353,500	%	\$315,333	\$361,000	-13 %
Price Ratio	%	98 %		97 %	99 %	
Days To Sell		13	%	60	39	52 %
Active Listings at Month End	4	6	-33 %			
<b>Strata Duplex (Side by Side)</b>						
Units Listed	10	11	-9 %	98	88	11 %
Units Sold	2	3	-33 %	44	35	26 %
Sell/List Ratio	20 %	27 %		45 %	40 %	
Sales Dollars	\$992,500	\$1,191,500	-17 %	\$18,324,900	\$13,246,900	38 %
Average Price / Unit	\$496,250	\$397,167	25 %	\$416,475	\$378,483	10 %
Price Ratio	97 %	96 %		97 %	97 %	
Days To Sell	69	33	110 %	58	57	2 %
Active Listings at Month End	33	35	-6 %			
<b>Strata Duplex (Front and Back)</b>						
Units Listed	1	0	%	27	27	0 %
Units Sold	1	3	-67 %	13	7	86 %
Sell/List Ratio	100 %	%		48 %	26 %	
Sales Dollars	\$340,000	\$1,296,000	-74 %	\$5,253,500	\$3,051,500	72 %
Average Price / Unit	\$340,000	\$432,000	-21 %	\$404,115	\$435,929	-7 %
Price Ratio	100 %	95 %		97 %	97 %	
Days To Sell	79	64	24 %	63	51	23 %
Active Listings at Month End	6	10	-40 %			

# Monthly Comparative Activity By Property Type

August 2014

Monday, September 01, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Recreational</b>						
Units Listed	1	0	%	21	19	11 %
Units Sold	0	3	-100 %	3	6	-50 %
Sell/List Ratio	0 %	%		14 %	32 %	
Sales Dollars	\$0	\$580,000	-100 %	\$520,000	\$1,140,000	-54 %
Average Price / Unit		\$193,333	%	\$173,333	\$190,000	-9 %
Price Ratio	%	91 %		94 %	87 %	
Days To Sell		96	%	328	150	119 %
Active Listings at Month End	20	18	11 %			
<b>Manufactured Home</b>						
Units Listed	21	25	-16 %	220	234	-6 %
Units Sold	17	16	6 %	119	117	2 %
Sell/List Ratio	81 %	64 %		54 %	50 %	
Sales Dollars	\$1,837,400	\$1,386,200	33 %	\$14,093,753	\$13,702,200	3 %
Average Price / Unit	\$108,082	\$86,638	25 %	\$118,435	\$117,113	1 %
Price Ratio	94 %	92 %		95 %	93 %	
Days To Sell	69	104	-34 %	103	115	-10 %
Active Listings at Month End	116	130	-11 %			
<b>Residential Lots</b>						
Units Listed	38	30	27 %	284	314	-10 %
Units Sold	11	7	57 %	63	58	9 %
Sell/List Ratio	29 %	23 %		22 %	18 %	
Sales Dollars	\$2,793,000	\$1,511,500	85 %	\$17,366,650	\$17,616,967	-1 %
Average Price / Unit	\$253,909	\$215,929	18 %	\$275,661	\$303,741	-9 %
Price Ratio	93 %	91 %		93 %	118 %	
Days To Sell	140	115	21 %	142	182	-22 %
Active Listings at Month End	254	267	-5 %			
<b>Residential Lots - Waterfront</b>						
Units Listed	12	4	200 %	50	45	11 %
Units Sold	4	1	300 %	9	9	0 %
Sell/List Ratio	33 %	25 %		18 %	20 %	
Sales Dollars	\$2,735,000	\$160,000	1609 %	\$4,779,900	\$3,318,150	44 %
Average Price / Unit	\$683,750	\$160,000	327 %	\$531,100	\$368,683	44 %
Price Ratio	99 %	107 %		97 %	95 %	
Days To Sell	16	344	-95 %	56	202	-72 %
Active Listings at Month End	44	52	-15 %			

# Monthly Comparative Activity By Property Type

August 2014

Monday, September 01, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Residential Acreage</b>						
Units Listed	21	24	-13 %	188	161	17 %
Units Sold	9	4	125 %	36	19	89 %
Sell/List Ratio	43 %	17 %		19 %	12 %	
Sales Dollars	\$3,182,900	\$984,000	223 %	\$10,589,528	\$4,397,700	141 %
Average Price / Unit	\$353,656	\$246,000	44 %	\$294,154	\$231,458	27 %
Price Ratio	94 %	73 %		90 %	83 %	
Days To Sell	161	282	-43 %	175	181	-3 %
Active Listings at Month End	223	198	13 %			

## Residential Acreage - Waterfront

Units Listed	7	9	-22 %	56	49	14 %
Units Sold	0	0	%	11	6	83 %
Sell/List Ratio	0 %	0 %		20 %	12 %	
Sales Dollars	\$0	\$0	%	\$13,648,000	\$1,829,000	646 %
Average Price / Unit			%	\$1,240,727	\$304,833	307 %
Price Ratio	%	%		84 %	89 %	
Days To Sell			%	173	287	-40 %
Active Listings at Month End	73	72	1 %			

## Revenue - Duplex/Triplex

Units Listed	4	2	100 %	42	30	40 %
Units Sold	2	2	0 %	14	14	0 %
Sell/List Ratio	50 %	100 %		33 %	47 %	
Sales Dollars	\$1,262,000	\$1,410,600	-11 %	\$8,460,000	\$8,986,100	-6 %
Average Price / Unit	\$631,000	\$705,300	-11 %	\$604,286	\$641,864	-6 %
Price Ratio	96 %	100 %		96 %	97 %	
Days To Sell	54	43	26 %	57	65	-13 %
Active Listings at Month End	11	13	-15 %			

## Revenue - Multi Units

Units Listed	1	0	%	22	23	-4 %
Units Sold	3	1	200 %	7	6	17 %
Sell/List Ratio	300 %	%		32 %	26 %	
Sales Dollars	\$2,064,000	\$640,000	223 %	\$5,753,000	\$4,386,100	31 %
Average Price / Unit	\$688,000	\$640,000	8 %	\$821,857	\$731,017	12 %
Price Ratio	97 %	99 %		97 %	91 %	
Days To Sell	51	86	-41 %	124	127	-2 %
Active Listings at Month End	17	14	21 %			

# Monthly Comparative Activity By Property Type

August 2014

Monday, September 01, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Revenue - Apartment Block</b>						
Units Listed	0	0	%	9	6	50 %
Units Sold	0	0	%	1	1	0 %
Sell/List Ratio	%	%		11 %	17 %	
Sales Dollars	\$0	\$0	%	\$4,300,000	\$1,600,000	169 %
Average Price / Unit			%	\$4,300,000	\$1,600,000	169 %
Price Ratio	%	%		144 %	82 %	
Days To Sell			%	82	259	-68 %
Active Listings at Month End	5	4	25 %			
<b>Revenue - Commercial</b>						
Units Listed	8	5	60 %	73	51	43 %
Units Sold	2	1	100 %	19	14	36 %
Sell/List Ratio	25 %	20 %		26 %	27 %	
Sales Dollars	\$1,045,000	\$160,000	553 %	\$21,847,300	\$7,758,555	182 %
Average Price / Unit	\$522,500	\$160,000	227 %	\$1,149,858	\$554,183	107 %
Price Ratio	93 %	91 %		83 %	91 %	
Days To Sell	147	757	-81 %	160	213	-25 %
Active Listings at Month End	62	59	5 %			
<b>Revenue - Industrial</b>						
Units Listed	0	0	%	1	2	-50 %
Units Sold	0	0	%	0	1	-100 %
Sell/List Ratio	%	%		0 %	50 %	
Sales Dollars	\$0	\$0	%	\$0	\$870,000	-100 %
Average Price / Unit			%		\$870,000	%
Price Ratio	%	%		%	79 %	
Days To Sell			%		153	%
Active Listings at Month End	1	2	-50 %			
<b>Business with Land &amp; Building</b>						
Units Listed	10	5	100 %	87	75	16 %
Units Sold	1	1	0 %	18	11	64 %
Sell/List Ratio	10 %	20 %		21 %	15 %	
Sales Dollars	\$1,078,000	\$372,000	190 %	\$11,204,458	\$7,781,837	44 %
Average Price / Unit	\$1,078,000	\$372,000	190 %	\$622,470	\$707,440	-12 %
Price Ratio	94 %	89 %		90 %	92 %	
Days To Sell	79	52	52 %	118	248	-52 %
Active Listings at Month End	70	69	1 %			



# Monthly Comparative Activity By Property Type

August 2014

Monday, September 01, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Business Only</b>						
Units Listed	6	10	-40 %	82	97	-15 %
Units Sold	4	1	300 %	27	17	59 %
Sell/List Ratio	67 %	10 %		33 %	18 %	
Sales Dollars	\$695,000	\$299,000	132 %	\$3,693,232	\$2,143,000	72 %
Average Price / Unit	\$173,750	\$299,000	-42 %	\$136,786	\$126,059	9 %
Price Ratio	74 %	85 %		89 %	85 %	
Days To Sell	270	221	22 %	210	201	5 %
Active Listings at Month End	76	86	-12 %			
<b>Motel/Hotel</b>						
Units Listed	1	1	0 %	12	10	20 %
Units Sold	1	1	0 %	0	1	-100 %
Sell/List Ratio	100 %	100 %		0 %	10 %	
Sales Dollars	\$2,625,000	\$540,000	386 %	-\$1,175,000	\$540,000	-318 %
Average Price / Unit	\$2,625,000	\$540,000	386 %		\$540,000	%
Price Ratio	88 %	98 %		73 %	98 %	
Days To Sell	108	195	-45 %	108	195	-45 %
Active Listings at Month End	11	10	10 %			
<b>Lease - Office</b>						
Units Listed	5	8	-38 %	32	42	-24 %
Units Sold	0	1	-100 %	3	2	50 %
Sell/List Ratio	0 %	13 %		9 %	5 %	
Sales Dollars	\$0	\$12	-100 %	\$51	\$22	131 %
Average Price / Unit		\$12	%	\$17	\$11	54 %
Price Ratio	%	%		%	%	
Days To Sell		523	%	188	426	-56 %
Active Listings at Month End	37	45	-18 %			
<b>Lease - Retail</b>						
Units Listed	1	5	-80 %	37	31	19 %
Units Sold	0	1	-100 %	9	11	-18 %
Sell/List Ratio	0 %	20 %		24 %	35 %	
Sales Dollars	\$0	\$19	-100 %	\$1,015	\$203	399 %
Average Price / Unit		\$19	%	\$113	\$18	510 %
Price Ratio	%	%		107 %	%	
Days To Sell		407	%	77	237	-68 %
Active Listings at Month End	32	40	-20 %			

# Monthly Comparative Activity By Property Type

August 2014

Monday, September 01, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Lease - Warehouse</b>						
Units Listed	0	0	%	1	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		0 %	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	1	0	%			
<b>Lease - Industrial</b>						
Units Listed	0	0	%	2	0	%
Units Sold	0	0	%	0	0	%
Sell/List Ratio	%	%		0 %	%	
Sales Dollars	\$0	\$0	%	\$0	\$0	%
Average Price / Unit			%			%
Price Ratio	%	%		%	%	
Days To Sell			%			%
Active Listings at Month End	2	0	%			
<b>Lease - Other</b>						
Units Listed	3	6	-50 %	50	65	-23 %
Units Sold	6	2	200 %	10	15	-33 %
Sell/List Ratio	200 %	33 %		20 %	23 %	
Sales Dollars	\$1,427	\$21	6861 %	\$1,483	\$252	488 %
Average Price / Unit	\$238	\$10	2220 %	\$148	\$17	782 %
Price Ratio	%	%		%	%	
Days To Sell	173	225	-23 %	162	155	5 %
Active Listings at Month End	46	54	-15 %			
<b>Commercial Land</b>						
Units Listed	5	6	-17 %	36	43	-16 %
Units Sold	0	0	%	0	11	-100 %
Sell/List Ratio	0 %	0 %		0 %	26 %	
Sales Dollars	\$0	\$0	%	\$0	\$8,637,000	-100 %
Average Price / Unit			%		\$785,182	%
Price Ratio	%	%		%	87 %	
Days To Sell			%		153	%
Active Listings at Month End	50	47	6 %			

# Monthly Comparative Activity By Property Type

August 2014

Monday, September 01, 2014

	This Year	Current Month Last Year	% Change	This Year	Year To Date Last Year	% Change
<b>Grand Totals</b>						
Units Listed	904	935	-3 %	9803	9574	2 %
Units Sold	609	540	13 %	4677	4232	11 %
Sell/List Ratio	67 %	58 %		48 %	44 %	
Sales Dollars	\$298,289,297	\$253,615,003	18 %	\$2,305,742,829	\$2,019,184,918	14 %
Average Price / Unit	\$489,802	\$469,657	4 %	\$492,996	\$477,123	3 %
Price Ratio	96 %	97 %		97 %	96 %	
Days To Sell	78	85	-8 %	72	79	-9 %
Active Listings at Month End	4316	4593	-6 %			

# Previous Periods Comparison of Unit Sales, Average Prices and Median Prices

August 2014

Monday, September 01, 2014

Sales by Property Type	This Month									Last Month			This Month Last Year		
	2014 - August									2014 - July			2013 - August		
	Units	LM%	LY%	Average\$	LM%	LY%	Median\$	LM%	LY%	Units	Average\$	Median\$	Units	Average\$	Median\$
Single Family Greater Victoria	306	-13.6%	18.6%	\$618,480	3.1%	4.3%	\$541,450	-1.6%	0.3%	354	\$599,734	\$550,000	258	\$592,939	\$540,000
Single Family Other Areas	38	-7.3%	-24.0%	\$532,551	-10.0%	19.2%	\$446,250	-0.8%	9.4%	41	\$591,933	\$450,000	50	\$446,681	\$408,000
Single Family Total All Areas	344	-12.9%	11.7%	\$608,988	1.7%	7.0%	\$530,000	-2.3%	0.0%	395	\$598,925	\$542,750	308	\$569,196	\$529,950
Condos	151	0.7%	20.8%	\$321,081	0.6%	-6.5%	\$270,500	2.5%	-5.7%	150	\$319,036	\$264,000	125	\$343,343	\$287,000
Townhouses	56	-30.9%	-20.0%	\$397,455	-3.6%	-5.1%	\$370,000	-7.5%	-10.8%	81	\$412,386	\$400,000	70	\$419,030	\$415,000
Manufactured Homes	17	-5.6%	6.3%	\$108,082	9.8%	24.8%	\$100,000	11.2%	53.8%	18	\$98,433	\$89,950	16	\$86,638	\$65,000
<b>Total Residential</b>	<b>568</b>	<b>-11.8%</b>	<b>9.4%</b>							<b>644</b>			<b>519</b>		
<b>Total Sales</b>	<b>609</b>	<b>-10.6%</b>	<b>12.8%</b>							<b>681</b>			<b>540</b>		
<b>Active Listings</b>	<b>4,316</b>	<b>-5.6%</b>	<b>-6.0%</b>							<b>4,570</b>			<b>4,593</b>		

## Legend

Units: net number of listings sold  
 LM%: percentage change since Last Month  
 LY%: percentage change since This Month Last Year  
 Average\$: average selling price  
 Median\$: median selling price  
 Active Listings: total listings on the market at midnight on the last day of the month